

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



1 Monks Brow

Barrow-In-Furness, LA13 9PL

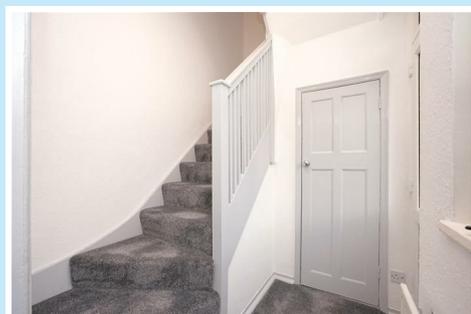
Offers In The Region Of £145,000



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Situated in an ever popular residential location this traditional brick built home offers spacious internal accommodation as well as generous sized gardens. The property is well presented in a modern and neutral style making this an ideal home for a variety of buyers. The house is situated close to amenities, schools and public transportation.

A well presented walled and gated garden provides ample frontage to the property and leads to the front door.

The welcoming hallway benefits from built-in storage and flows in to the lounge which boast dual aspect windows and a central feature fireplace. To the rear of the home the kitchen has been recently fitted with a good range of handle-less white gloss finish wall and base cabinets with complimentary oak shade work surfaces and white subway tile backsplash. The integrated appliances include a single oven, electric four ring hob and contemporary cooker hood. A rear hall provides access to the ground floor WC and garden.

To the first floor the landing leads to the shower room and both bedrooms with the added advantage of a built-in storage cupboard. The bedrooms are both good sizes with neutral décor and garden facing windows. The shower room has recently been fitted with a three piece suite comprising of a pedestal sink, close couple WC and shower cubicle with attractive patterned flooring.

Externally to the rear the occupier can enjoy a good size garden with lawn, patio and pathways with mature shrubberies. To the end of the garden there is a timber shed and off road parking space beyond.

Entrance Hall

Lounge

12'0" x 15'5" (3.68 x 4.72)

Kitchen

8'1" x 11'4" (2.48 x 3.46)

Ground Floor WC

4'7" x 3'0" (1.40 x 0.92)

Bedroom One

12'1" x 11'5" (3.69 x 3.50)

Bedroom Two

8'2" x 11'6" (2.49 x 3.51)

Bathroom

7'1" x 8'2" (2.17 x 2.50)



- Semi-Detached Home
- Off Road Parking
- Spacious Rooms
- Double Glazing

- Front and Rear Gardens
- Contemporary Kitchen
- Gas Central Heating
- Council Tax Band - A



Road Map



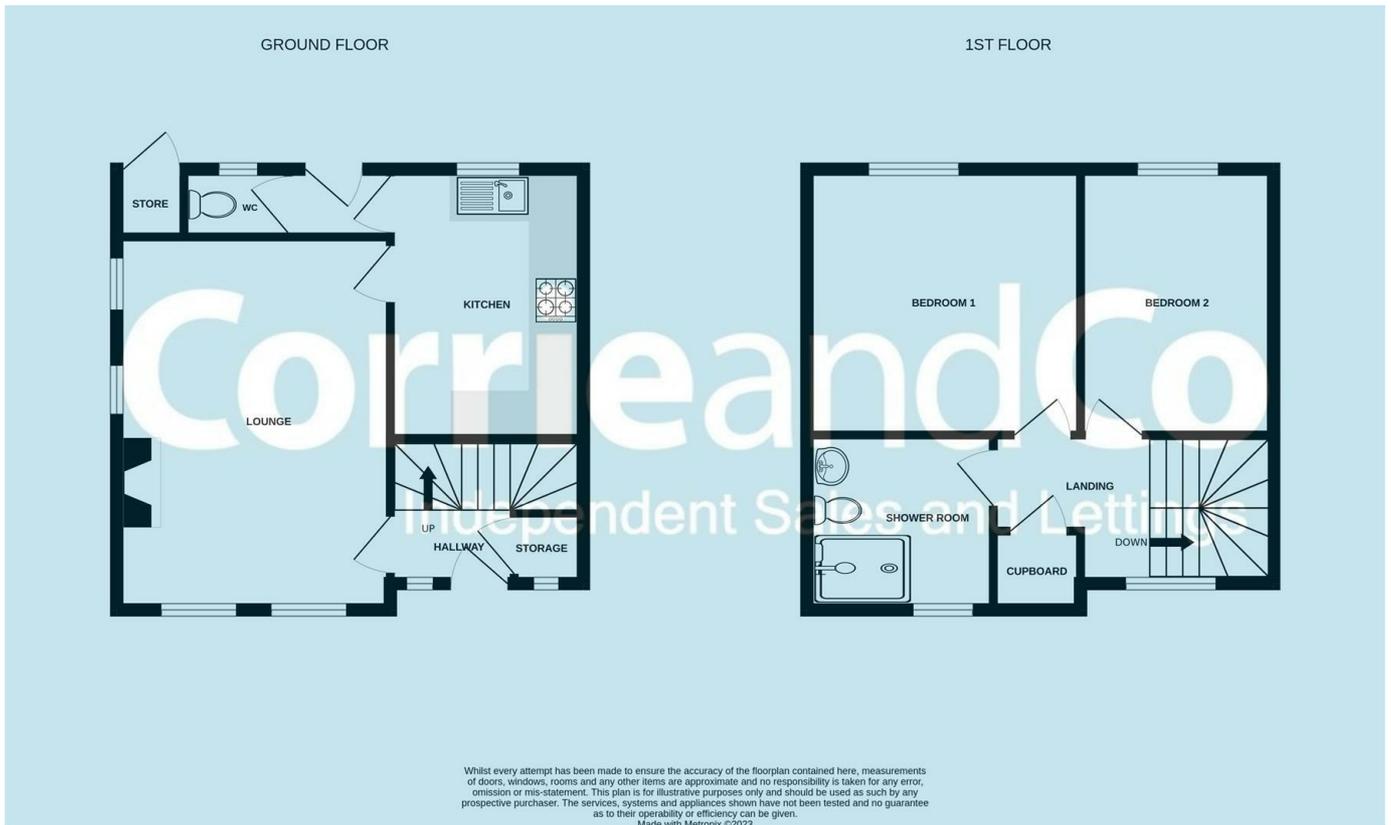
Hybrid Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

